

CONSERVATION AND OPEN SPACE ELEMENT
PUBLIC DRAFT REVIEW
ALAB Comments – March 2, 2009

VISUAL RESOURCE

Pages 9.2-9.4 MAJOR ISSUES section:

General comment: the many designations and terms used throughout this chapter are confusing! Either consistent use of designations or the addition of definitions to the glossary of the following terms that are used throughout this chapter would be useful. (Appendix 7 A7.2 contains some of the definitions, but not all):

Scenic Landscapes; Community Separation; Scenic Corridors; Built Environments; Scenic Standard Areas; Highway Corridor Design Standards; Scenic Vistas; Scenic Resource Areas, etc, etc.

Also reference to where maps of each of these designations could be found would be helpful.

Page 9.2 MAJOR ISSUES section:

Add heading and description for SCENIC RESOURCE AREA

SCENIC LANDSCAPES section:

Add: *AGP 30* reference

Page 9.3 SCENIC CORRIDORS section: change title to HIGHWAY CORRIDOR DESIGN STANDARDS

Add: *AGP 30* reference

Page 9.5 Figure VR-1: Scenic Resource Map

Clarify: title and legend do not match? Title is Scenic Resource Map and legend lists Scenic Standard Areas. Also, purpose of including this map is not clear. Why not include maps of all other scenic designations as well?

Page 9.7 GOALS, POLICIES, AND IMPLEMENTATION STRATEGIES section:

Change first sentence to: The intent of the following goals, policies and implementation strategies is to protect the visual character and identity of the county while protecting private property rights and agricultural resources and facilities.

This section should also include similar language from page 9.11 VR 4.1.1 to give perimeters on how goals, policies and implementation strategies for protecting visual character should be developed:

Add: Determination of the visual character to be protected should (a) specify the features that need to be protected through a site-specific analysis (b) state why it is important to protect those features; (c) where applicable, establish specific mapped boundaries that define the minimum area necessary to protect the identified features; (d) identify the type of inappropriate development that should be regulated.

- Page 9.7** **GOAL VR 4:**
Define: scenic corridors along well-traveled highways and roads.
Is there a list of designated well-traveled highways and roads?
- Page 9.8** **VR 1.2.1:**
Add: AGP 30 reference
- Page 9.8** **GOAL 2** THE NATURAL AND HISTORIC CHARACTER AND
IDENTITY OF RURAL AREAS WILL BE ~~PRESERVED~~ PROTECTED
- Page 9.9** top of page, second line: (AGP 30b 4 revised) – has b4 been revised? Has
only AGPa been revised?
- VR 2.2** (VP9) What does VP 9 reference to? Would be helpful to
reference where other Elements or policies can be found.
- VR 2.3.1** Define: historical character. What is timeline for something to
be designated as having “historical character”?
- Page 9.11** **GOAL 4** Define: “ALONG WELL-TRAVELED HIGHWAYS AND
ROADS”.
- Page 9.12** **TABLE VR-2** CANDIDATE SCENIC CORRIDORS
Is this the appropriate time or is this an opportunity to discuss, debate
which roads are listed as “Candidate Scenic Corridors”?
- It appears Los Osos Valley Road and Avila Beach Drive are missing from
this table. Should they be added back?
- Page 9.15** **VR 8.1** Billboards:
Continue to prohibit new off-site billboards ~~advertising signs (billboards)~~
~~and discourage the placement of new billboards or off site signs~~ in the
county.
- Page 9.16** **GOAL 9** THE VISUAL EFFECTS OF UTILITY LINES WILL BE
MINIMIZED
General comment: reference should be made to AGP 30 to assure location of utility lines
will not interfere with ag operations or facilities on private land. (For example, utilities
lines going from structures to water pumps used for ag production).
- VR 9.1** Underground Utilities:
Add: reference to AGP 30 b.1.
- VR 9.2** Utility Service Lines
Add: reference to AGP 30 b.1.

